

SOUTH OF SUNSET BOULEVARD (Map Sheet 4)

1. FIVE STAR, UNIT 1: SUNLAND

Owner: Sunland Communities Phone: (916) 362-5667
3353 Bradshaw, Suite 228
Sacramento, CA 95827

Zoning: R1-6 (Residential Single Family 6,000 Square Feet Minimum Lots)

Use: 120 single-family lots

Location: East of Fairway Drive, South of Marlee Way, North of Casa Grande.
APN Bk. 371, Pages 1 and 2

File #: SD-87-10

Area: 25.84 acres

Status: The Final Map has recorded and the project is complete.

2. FIVE STAR, UNITS 2 & 3

Owner: Royal Construction Phone: (916) 925-3184
925 University Avenue
Sacramento, CA 95825

Tim Lewis Construction Phone: (916) 988-8047
8527 Kenneth Ridge Court
Fair Oaks, CA 95628

Zoning: R1-6 (Residential Single Family 6,000 Square Feet Minimum Lots)

Location: West of Fairway Drive, south of Marlee Way.
APN Bk. 371 Pages 03, 04, 05

File #: SD-87-11, SD-87-12

Area: Unit 2 - 16.72 acres
Unit 3 - 11.9 acres

Proposal: Unit 2 - 83 single-family lots
Unit 3 - 50 single-family lots

Status: The Final Map recorded in September of 1989. There are no remaining vacant
lots. The houses are completed.

3. FIVE STAR, UNIT 4

Developer: John Mourier Construction Phone: (916) 786-3040
1830 Vernon Street
Roseville, CA 95678

Zoning: R1-6 (Residential Single Family 6,000 Square Feet Minimum Lots)

Location: South of Casa Grande, east of Fairway Drive, North of Lincoln Avenue.

Area: School site - 8 acres
Park site - 7.6 acres
Single-family development - 24 acres

File #: SD-87-13

Proposal: 108 single-family lots, a school site, and a park site.

Status: The final map recorded in November 1989. The project is complete.

4. FIVE STAR, UNITS 5 & 6

Developer: Coldwell Construction Phone: (916) 782-4707
723 Sunrise Avenue, Suite 245-1
Roseville, CA 95661

Zoning: R1-6 (Residential Single Family 6,000 Square Feet Minimum Lots)

Location: North of Portola Circle (5 lots) and west of Lincoln on either side of South
Whitney Boulevard (15 lots).
APN 016-560-001-015; 016-170-062-071

File #: SD-88-01, SD-88-02

Area: 3.7 acres

Proposal: 20 single-family lots

Status: The project is complete.

5. CASA GRANDE SUBDIVISION

Owner: City of Rocklin Phone: (916) 632-4000
3970 Rocklin Road
Rocklin, CA 95677

Applicant: Stanford Ranch, I LLC Phone: (916) 624-0613
P.O. Box 1200
Rocklin, CA 95677

South of Sunset

Zoning: R1-6 (Residential Single Family 6,000 Square Feet Minimum Lots)

Location: The project site is located south of Casa Grande Avenue near the intersection with Peridot Drive.
APN 016-020-034, 016-020-035 (portion)

File #: SD-97-03

Area: 10.66 acres

Proposal: An application for a Tentative Subdivision Map to subdivide a 10.66 acre site on the southerly side of Casa Grande Avenue, near the intersection with Peridot Drive. The proposed subdivision includes 45 single-family lots ranging in size from 6,000 to 20,505 square feet in size.

Status: The Planning Commission recommended approval of this subdivision on December 16, 1997. It was approved by the City Council May 12, 1998. The Final Map has been recorded. The project is built-out.

6. PACIFIC SUNSET (CLUB PACIFIC) CONDOMINIUMS, UNIT 1

Owner: Pacific Homes
(Pacific Properties/Steven Miller, Steven Ford)
2550 Sunset Boulevard
Rocklin, CA 95650
Phone: (916) 624-5027

Architect: Michael W. Milburn

Location: North of Marlee Way & west of Fairway Drive.
APN 371-090-001

File #: SD-93-03, SPU-90-32

Area: 8.46 acres

Proposal: 204 condominium units

Status: The project is complete.

7. ROCKLIN RIDGE TOWNHOMES

Owner: Carlan, LLC
Alan Schwartz
155 Harriett Street, Suite 3
San Francisco, CA 94103
Phone: (415) 431-9727

Applicant: Borges Architectural Group
Adam O. Lovern
1512 Eureka Road, Suite 240
Roseville, CA 95661
Phone (916) 782-7200

South of Sunset

Zoning: PD-20

Location: Marlee Way west of Fairway Drive.
APN's 371-090-001 & 002

File#: DR-2002-30, SD-2002-05

Area: 11.45 acres

Proposal: Proposal to construct 132 townhouse units consisting of 24 different buildings.

Status: The Planning Commission recommended approval of the project on December 16, 2003. City Council approved the project on February 24, 2004.

8. HILDALE TOWNHOMES

Owner: Douglas Hanzlick
4240 Rocklin Road, Suite 6
Rocklin, CA 95677
Phone: (916) 624-4504

Engineer: Land Development Services, Inc.
C/o W. E. Mitchell
4240 Rocklin Road, Suite 10
Rocklin, CA 95677
Phone: (916) 624-1629

Zoning: PD-15 (15 dwelling units per acre)

Location: South of Sunset Boulevard, Northeast of Marlee Way.
APN 016-020-045

File #: SPU-92-05, SD-92-02

Area: 3.22 acres

Proposal: 31-unit town home complex.

Status: The town home Subdivision Map and Use Permit was approved by the City Council July 14, 1992, and was set to expire July 14, 1997. Planning Commission on November 4, 1997 approved a time extension. The project is built.

9. SUNSET EAST, UNIT 1: SILVER OAKS APARTMENTS

Area: 2.6 acres

Proposal: 59 apartment units

Zoning: PD-R (20 dwelling units per acre)

Location: 5780 Springview Drive.
APN 016-030-05

File #: SPU-76-01

Status: The apartments are completed.

10. SUNSET EAST, UNIT 2

Area: 13.5 acres

Zoning: PD-4 (4 dwelling units per acre)

Location: West of Springview, between Sunset East Unit No. 6 to the north and Unit No. 5 to the south.
APN Bk. 16 Pg. 380

File #: SD-77-04

Proposal: 54 single-family dwelling units

Status: The project is built out.

11. SUNSET EAST, UNIT 3

Proposal: 80 two-halfplex units

Zoning: PD-6.6 (6.6 dwelling units per acre)

Location: East of Springview Drive.
APN 016-370-061-091, 016-385-001-048, 106-401-001-016

File #: SD-76-01

Status: The Final Map is completed and the project is built out.

12. SUNSET EAST, UNIT 4: ROLLING OAKS APARTMENTS (VOA)

Applicant: Placer County V.O.A. Elderly Housing, Inc.
Phone: 630-9415

Zoning: PD-20 (20 dwelling units per acre)

Location: 5725 Shannon Bay Drive.
APN 016-230-16

File #: SPU-94-16

Area: 3.97 acres

Proposal: 78-unit apartment complex for elderly residents.

Status: The building is completed and occupied.

13. SUNSET EAST, UNIT 5: COUNTRY OAKS ESTATES

Zoning: PD-3.9 (3.9 dwelling units per acre)

Location: West of Springview Drive, south of Sunset East #2.

File #: SD-77-01

Area: 14.46 acres

Proposal: 58 single-family lots

Status: Final map recorded.

14. SUNSET EAST, UNIT 6

Developer: Ron McKim Construction

Location: West of Springview Drive, south of Shannon Bay Drive.

File #: SD-78-04

Area: 16.3 acres

Proposal: 65 single-family lots

Status: Built out.

15. SUNSET EAST, UNIT 7: PARK VILLAGE APARTMENTS

Zoning: PD-14.5 (14.5 dwelling units per acre)

Location: 5761 Shannon Bay Drive.
APN 016-030-17

File #: SPU-82-08, SPU-82-11

Area: 3.0 acres

Proposal: 44 apartments

Status: Planning Commission on January 6, 1987 approved the application.
Construction is completed and the units are being leased out.

16. SUNSET EAST, UNIT 8: SHANNON BAY APARTMENTS

Zoning: PD-14.5 (14.5 dwelling units per acre)

Location: 5757 Shannon Bay Drive.
APN 016-030-016

File #: SPU-82-08, SPU-82-11

Area: 3.52 acres

Proposal: 50 apartment units

Status: Apartments are completed and leased.

17. SUNSET EAST, UNIT 9: SPRINGVIEW OAKS APARTMENTS

Owner/App: Barickman Development

Engineer: Land Development Services, Inc. Phone: (916) 624-1629
4240 Rocklin Road, Suite 10
Rocklin, CA 95677

Zoning: PD-C (Commercial)
PD-R (Residential)

Location: North of Sunset East #3, South of Sunset, East of Springview Drive.
5795 Springview Drive.
APN 016-030-19

File #: SPU-86-15, SPU-86-16, SPU-88-04

Area: 5 acres

Proposal: 52 apartment units
10,448 square-foot church (Warehouse Ministries) (expired)
1,584 square-foot coin-operated car wash (expired)
7,600 square-foot day care center (expired)

Status: The General Development Plan and the specific plan use permits were approved February 1987. The church, car wash and day care approvals expired. The apartments are completed.

18. SUNSET EAST, UNIT 10

Zoning: PD-R (1-3 dwelling units per acre)

Location: North of Springview Drive, west of Bridle Trail Estates, Unit II.
APN 016-410-020-025

File #: SD-82-05, SPU-82-12

Area: 9.3 acres

Proposal: 6 single-family lots

Status: The project is completed.

19. SUNSET EAST, UNIT 11: PLACER WEST APARTMENTS

Developer: Bert Ramsay Developer

Zoning: PD-Residential (14.5 dwelling units per acre)

Location: 6055 Placer West Drive.
APN 016-410-016

File #: SPU-83-02, SPU-84-09

Area: 7.72 acres:

Proposal: 44 dwelling units

Status: Buildings are completed and occupied

20. SUNSET EAST, UNIT 12: THE CROSSINGS APARTMENTS

Developer: Cedar Pointe Construction Co., Inc. Phone: (916) 635-2153
2893 Sunrise Boulevard, Suite 111
Rancho Cordova, CA 95742

Location: East of Placer West Drive, South of Springview Drive. 6050 Placer West Drive.
APN 016-410-017

File #: SPU-88-09

Area: 3.9 acres

Proposal: A 68-unit apartment complex.

Status: The project is completed.

21. SUNSET EAST, UNIT 13: WOODSTREAM TOWNHOUSES

Developer: Dominion Enterprises Phone: (916) 624-4504
C/o Douglas Hanzlick
4200 Rocklin Road, Suite 10
Rocklin, CA 95677

Project: 134 Townhouse/condominiums

Location: South of Springview Drive, and east of the Sunset East's western boundary.
APN Bk. 16 Pages 42 & 44

File #: SPU-82-07

Status: Construction was completed in January of 1986.

22. SUNSET EAST, UNIT 14: BRIDLE TRAILS UNIT II

Project: 12 single-family housing units

Location: South Rainier Drive.

File #: SD-84-04

Area: 8.9 acres

Status: The project is completed.

23. SUNSET EAST, UNIT 15: SUNSET EAST MINI-STORAGE

Developer: Dominion Enterprises Phone: (916) 624-4504
C/o Douglas Hanzlick
4240 Rocklin Road, Suite 6
Rocklin, CA 95677

Location: North of the City limits east of Springview
APN 016-410-008

File #: SPU-83-08, SPU-87-04

Status: Approved by the Planning Commission on November 22, 1983. The business is now in operations.

24. SPRINGVIEW VILLAGE APARTMENTS

Owner: Dominion Enterprises
C/o Douglas Hanzlick
4240 Rocklin Road, Suite 6
Rocklin, CA 95677
Phone: (916) 624-4505

Zoning: PD-20 (20 dwelling units per acre)

Location: North and west of Springview Drive at its southern loop.
5902 Springview Drive.
APN 016-410-06

File #: SPU-84-06

Area: 6 acres

Proposal: 96-unit apartment complex.

Status: Building permits were issued for 96 units and construction is complete.

25. HOPPER MEDICAL BUILDING

Owner: Dan L. Hopper
3420 Sunset Boulevard
Rocklin, CA 95677
Phone: (916) 624-3119

Applicant: Herbert W. Angel, AIA
3294 Royal Drive
Cameron Park, CA 95682
Phone: (916) 677-4492

Zoning: C-1 (Neighborhood Retail)

Location: The project site is located at 3420 Sunset Boulevard.
APN 016-230-006

File #: U-97-09

Area: 0.43 acres

Proposal: An application requesting a Design Review and Conditional Use Permit for a commercial cluster complex including a new 2,792 square foot professional office building with related site amenities and the future remodel of the existing building to be compatible with proposed structure.

Status: The project was approved by the Planning Commission on February 3, 1998 and is complete.

26. QUIK STOP

Owner: Quik Stop Markets, Inc. Phone: (510) 657-8500
4567 Enterprise Street
Fremont, CA 94538

Applicant: Mike Lee, Architect Phone: (916) 372-0313
3600 Seymour Avenue
West Sacramento, CA 95691

Zoning: C-2 (Retail Business)

Location: The subject property is located at the southwest corner of the intersection at
Sunset Boulevard and Whitney Boulevard.
APN 016-220-01

File #: U-98-04, DR-2002-16

Area: 0.4 acres

Proposal: U-98-04 - An application to approve a modification to an approved Use Permit,
which is to allow the addition of a canopy over the existing, but planned to be
replaced fuel pumps, at the existing Quick Stop on the corner of Whitney
Boulevard and Sunset Boulevard. The applicant plans to replace and upgrade the
existing fuel tanks, lines and pumps, and proposes to add a canopy over the
pumps.

DR-2002-16 – A Design Review application to approve a canopy over the
existing fueling island.

Status: U-98-04 - The project was heard by the Planning Commission on September 15,
1998, and approved on October 6, 1998 without the requested canopy. The
project is complete.

DR-2002-16 – The Planning Commission approved the application on October
1, 2002. The project is complete.

27. WILLOW ROCK COMMERCIAL CENTER (FOOD SOURCE)

Applicant/ Connolly Development Co. Phone: (916) 454-1416
Developer: 1771 Stockton Blvd.
Sacramento, CA 95816

Voit Companies Phone: (916) 641-8112
3841 North Freeway Boulevard, Suite 160
Sacramento, CA 95834

Engineer: Land Development Services, Inc. Phone: (916) 624-1629
4240 Rocklin Road, Suite 10
Rocklin, CA 95677

Zoning: PD-C (Commercial)

Location: South of Fairway, north of the extension of Harding Blvd. and west of Lincoln Avenue.
APN 016-460-10

File #: SPU-88-14; (DR-2002-20 – Jack in the Box Playground Enclosure)

Area: 12.01 acres

Proposal: A 107,155 square-foot shopping center, including a Food Source store.

Status: The project was approved by City Council on January 10, 1989, and was extended to January 10, 1995. The Food Source store, Jack-in-the-Box, Payless Shoes, and several other shops are open for business. Planning Commission, on November 19, 1996, approved the Chevron Station Design Review application. The Chevron Station has since been built. Chief Auto Parts' Design Review was approved on September 2, 1997, and it has also since been built. The Planning Commission approved the Jack in the Box Playground Enclosure on September 3, 2002.

28. FIVE STAR OFFICE PARK

Owner: Voit Companies
3841 North Freeway Boulevard, Suite 160
Sacramento, CA 95834
Phone: (916) 641-8112

Applicant: Pierce Development
C/o Cal Pierce
1355 East Cypress Street, Suite F
Redding, CA 96002
Phone: (916) 223-0653

Zoning: PD-C (Commercial)

Location: Northeast corner of South Whitney Boulevard and Five Star Boulevard.
APN 016-460-009

File #: U-94-06, DL-94-03

Area: 1.1 acres

Proposal: A Tentative Parcel Map to divide the property into two parcels of approximately 0.5 acres each. Also included is a Conditional Use Permit to allow for the construction of four (4) 3,100 square-foot buildings.

Status: The project was approved on October 18, 1995. The map has been recorded; and the buildings are constructed and now occupied.

29. WALMART/FIVE STAR PLAZA REMODEL

Owner:	(Walmart) The Kivelstadt Group 25 Kearny Street, 4 th Floor San Francisco, CA 94108	Phone: (415) 434-4030
	(Five Star Plaza) Walmart Realty 2001 S.E. 10 th Street Bentonville, AR 72719	Phone: (479)-277-9180
Applicant:	(Walmart) Land Development Services 4020 Rocklin Road, Suite 10 Rocklin, CA 95677	Phone: (916) 624-1629
	(Five Star Plaza) Arizona Partners/MDM Architects Sam Librizzi 6621 N. Scottsdale Road Scottsdale, AZ 85250	Phone: (480) 368-0111
Zoning:	PD-C	
Location:	6850 Five Star Blvd. APN 016-350-049	
File #:	SPU-92-03/A	
Proposal:	(Walmart) SPU-92-03: Construction of a 124,000 sq ft. building with a proposed 153,022 sq. ft. expansion.	
	(Five Star Plaza) SPU-92-03A: Request for the approval of a modification of a Design Review for the Walmart building was applied for on October 7, 2003.	
Status:	(Walmart) Walmart opened July of 1993. A garden center for the Walmart store was approved in May of 1995.	
	(Five Star Plaza) Planning Commission approved the project on April 6, 2004. The remodel is currently under construction.	

30. WALMART PAD BUILDINGS (FIVE STAR RETAIL)

Developer:	Mark III Development 5101 Florin Perkins Road Sacramento, CA 95826	Phone: (916) 381-8080
------------	--	-----------------------

South of Sunset

Engineer: Land Development Services, Inc. Phone: (916) 624-1629
4240 Rocklin Road, Suite 10
Rocklin, CA 95677

Zoning: PD-C (Commercial)

Location: Southeast corner of the intersection of Five Star Boulevard and Hanzlick Drive.
APN 016-350-051, -052, -053

File #: DR-96-05

Area: 2.74 acres

Proposal: A total of 2 commercial buildings: one at 12,200 square feet and the other at 10,600 square feet.

Status: Planning Commission on October 15, 1996 approved the Design Review. Applications for building permits for both buildings were received in December of 1996. The buildings are constructed.

31. FIVE STAR STATION

Owner: Radiological Associates of Sacramento Phone: (916) 444-0645
1800 "I" Street
Sacramento, CA 95814

Engineer: Land Development Services, Inc. Phone: (916) 624-1629
4240 Rocklin Road, Suite 10
Rocklin, CA 95677

Architect: Fleetwood, Joiner and Associates Phone: (714) 640-0606
15 Corporate Plaza, Suite 130
Newport Beach, CA 92660

Location: Northeast corner of Stanford Ranch Road and Highway 65.
APN 016-350-44

File #: SPU-91-08, DL-96-01, SPU-96-01

Proposal: A Tentative Parcel Map to divide 3.9 acres into four parcels and a Specific Plan Use Permit to develop the parcels with retail commercial uses and structures: Parcels 1 and 2 to be developed with 6,000 square-foot buildings; Parcel 3 with a 12,724 square-foot building (Sleep Train); and Parcel 4 to be developed with a 6,400 square-foot building.

Status: An application for a modification was received on December 28, 1995, and approved by the Planning Commission on April 16, 1996. A building permit for Parcel 3 (Sleep Train) has been issued. That building is completed and occupied. Parcels 1 and 2 were combined for the Comfort Suites Hotel.

32. FIVE STAR STATION, PHASE II

Owner/App: Radiological Associates of Sacramento Phone: (916) 929-8006
50 Fullerton Court, Suite 104
Sacramento, CA 95825

Zoning: PD-C (Commercial)

File #: DR-97-09

Proposal: An application to approve a Design Review to allow construction of an 11,082 square-foot building and standard site improvements such as parking, landscaping, etc. to house retail commercial and office uses.

Status: The Planning Commission approved this application on December 2, 1997. The building is complete.

33. OATES-O'BRIEN TENTATIVE PARCEL MAP

Owner: Oates/O'Brien Phone: (916) 381-8080
5101 Florin Perkins Road
Sacramento, CA 95826

Applicant: Morton & Pitalo Phone: (916) 442-7407
1788 Tribute Road, Suite 200
Sacramento, CA 95816

Zoning: PD-C (Commercial)

Location: The subject property is generally located on the east side of Five Star Boulevard approximately 125 feet south of the intersection of Five Star Boulevard and Destiny Drive.
APN 016-350-082

File #: DL-98-04

Area: 2.12 acres

Proposal: An application to approve a Tentative Parcel Map to subdivide a 2.12 acre lot into two parcels; Parcel A, 1.15 acres and Parcel B, 0.97 acres. The project site is accessed via Destiny Drive and Five Star Boulevard. The project site has been developed with parking, landscaping, a 12,200 square-foot building on proposed Parcel A, and a pad for a 10,600 square-foot building on proposed Parcel B. All site improvements have been completed. The building on Parcel A would be set back approximately 10 feet from the proposed property line and the building on Parcel B would be set back approximately 14 feet.

Status: Planning Commission on July 29, 1998 approved the Tentative Parcel Map.

34. COMFORT SUITES

Owner: Sacramento City Lodging Partners, LLC Phone: (916) 641-7013
C/o Sharad Patel
6019 Sunrise Mall
Citrus Heights, CA 95610

Architect: Lee Gage & Associates Phone: (209) 439-2222
7636 N. Ingram, Suite 107
Fresno, CA 93711

Zoning: PD-C (Commercial)

Location: Five Star Boulevard, southerly of the intersection of Hanzlick Drive and Five
Star Boulevard.
APN 016-350-073, -074, -075

File #: SPU-97-14

Proposal: A Lot Line Adjustment to merge the subject parcels, and a Specific Plan Use
Permit for the development of a 70,909 square-foot (90 room) three- story motel.

Status: The application was received May 16, 1997, and City Council approved the
project on July 22, 1997. The building is now complete.

35. FIVE STAR PLAZA, UNITS 1 & 2

Developer: Mark III Development Phone: (916) 381-8080
5101 Florin Perkins Road
Sacramento, CA 95826

Engineer: Land Development Services, Inc. Phone: (916) 624-1629
4240 Rocklin Road, Suite 10
Rocklin, CA 95677

Zoning: PD-C (Commercial)

Location: East of Stanford Ranch Road, south and west of Five Star Boulevard.
APN 016-350-046

File #: DL-95-03, SPU-95-10, SPU-95-13, SPU-96-04

Area: 7.3 acres

Proposal: A total of 11 commercial lots, one of which was already developed as an Exxon
Station (Five Star Plaza Unit #1)

Status: The Exxon Station is completed and in business. A Tentative Map application
was approved by the Planning Commission November 29, 1995, and has

recorded. A Specific Plan Use Permit for Carl's Jr. was approved December 19, 1995. The Carl's Jr. restaurant is completed and operating.

An application for a "Lube and Tune" and Car Wash on Parcels 1 and 2 (10,214 s.f. of building) was approved by the Planning Commission on August 20, 1996. The building is completed.

Other projects constructed in the subdivision are described separately.

36. INTERNATIONAL HOUSE OF PANCAKES

Owner:	Marvin L. Oates 8615 Elder Creek Road Sacramento, CA 95828	Phone: (916) 381-0609
Applicant:	Land Development Services, Inc. 4240 Rocklin Road, Suite 10 Rocklin, CA 95603	Phone: (916) 624-1629
	International House of Pancakes C/o Ed Keegan 4961 Milano Way Martinez, CA	Phone: (510) 228-2377
Zoning:	PD-C (Commercial)	
Location:	Parcel 8 of Five Star Plaza, south of the Carl's Jr. Restaurant off Five Star Boulevard, between Five Star Boulevard and Stanford Ranch Road. APN 016-350-060	
File #:	SPU-97-20	
Area:	0.88 acres	
Proposal:	Construction of a 4,800 square-foot International House of Pancakes restaurant.	
Status:	The application was received June 24, 1997, and was approved by the Planning Commission on September 16, 1997. The project is built.	

37. ROCKLIN GOODYEAR TIRE STORE

Owner:	Rocklin Tire/Goodyear 8124 Auburn Boulevard Citrus Heights, CA 95610	Phone: (916) 752-0577
Applicant:	Edward J. Fox, Architect 2118 E Street Sacramento, CA 95816	Phone: (916) 442-7407

Zoning: PD-C (Commercial)

Location: The subject property is generally located at the southeasterly corner of the intersection of South Whitney and Five Star Boulevards.
APN 016-350-068

File #: SPU-98-08

Area: 0.48 acres

Proposal: An application to approve a Specific Plan Use Permit to allow the construction of a 3,832 square-foot building that will house a Goodyear Tire Store, with six service bays. The project would provide for 19 on-site parking spaces, and landscaping in accord with City code requirements.

Status: Planning Commission, on August 4, 1998, approved the Specific Plan Use Permit. The project is now complete.

38. FIVE STAR OFFICE PLAZA

Owners: Gene Delyon
4220 Granite Drive, Suite 2C
Rocklin, CA 95677
Phone: (916) 624-0201

Marvin L. Oates
8615 Elder Creek
Sacramento, CA 95828

Engineer: Land Development Services, Inc.
4240 Rocklin Road, Suite 10
Rocklin, CA 95677
Phone: (916) 624-1629

Developer: Mark III Development
5101 Florin Perkins Road
Sacramento, CA 95826
Phone: (916) 381-8080

Architect: Jonathan W. Delling, AIA
11512 Mikado Court
Auburn, CA 95603
Phone: (916) 268-8110

Zoning: PD-C (Commercial)

Location: Southwest corner of South Whitney Blvd. & Five Star Boulevard.
APN 016-350-037

File #: DL-95-07, SPU-95-15, DR-96-06

Area: 2.34 acres

Proposal: A Tentative Parcel Map to divide the property into four parcels, and a Specific Plan Use Permit for the four buildings for retail and business professional uses: Two buildings belonging to Mark III are 7,166 square feet each; Buildings 3 and 4, belonging to Delyon, are 7,861 square feet and 3,791 square feet.

Status: Application was received November 22, 1995, and was approved on January 16, 1996. Three buildings are built and the fourth is under construction. The map has recorded. A design review to change the exterior materials of the buildings was approved on October 15, 1996.

39. ROCKLIN SELF STORAGE

Owner: Marvin L. Oates
8615 Elder Creek
Sacramento, CA 95828

Applicant: Thomas Smith
11899 Edgewood Road, Suite H
Auburn, CA 95603
Phone: (916) 889-8070

Zoning: PD-C (Commercial)

Location: Northeast corner of Stanford Ranch Road and Fairway Drive.
APN 016-020-036, 016-060-018

File #: SPU-97-08

Area: 5.6 acres

Proposal: Construction of a self-storage facility, consisting of eight storage buildings, 40 Recreational Vehicles and boat storage units, an office and manager's apartment.

Status: The application was received April 16, 1997. The project was recommended by the Planning Commission June 25, 1997, and approved by the City Council on July 22, 1997. The project is constructed and operating.

40. FIVE STAR PROFESSIONAL OFFICE / MEDICAL BUILDING

Owner: Hanzlick Family Partnership
4240 Rocklin Road, Suite 6
Rocklin, CA 95677
Phone: (916) 624-4504

Location: Southwest corner of Fairway Drive and Sunset Blvd.
APN 016-020-38

File #: SPU-90-26

Zoning: PD-C (Commercial)

Area: 3.33 acres

Proposal: Construction of a 30,000 square-foot medical center

Status: The application was received August 9, 1990. Planning Commission on October 16, 1990 approved the project. Construction is completed and offices have opened.

41. FAIRWAY DOWNS

Owner: Phase I:
Taru Mann Phone: (530) 671-1795
1581 Del Lago Drive
Yuba City, CA 95991

Phase II:
Dominion Enterprise Phone: (916) 624-4504
4240 Rocklin Road, Suite 6
Rocklin, CA 95677

Engineer: Land Development Services Phone: (916) 624-1629
4240 Rocklin Road, Suite 10
Rocklin, CA 95677

Zoning: PD-C (Commercial)

Location: The southeast corner of Fairway Drive and Sunset Boulevard.
APN 016-020-028 and -045

File #: PDG-94-02, DL-94-05, SPU-94-14, U-94-07

Area: 5.196 acres

Proposal: A General Development Plan to eliminate potential incompatible uses. An application for a tentative parcel map and specific plan use permit to divide the property into six parcels, and to develop one of them with a 9,600 square-foot commercial building, a portion of which is to be used as a specialty food store (Quik Mart). A second Specific Plan Use Permit for the remaining 5 parcels; a design review to change the colors on Phase 1.

Status: The General Development Plan was approved by the City Council in July of 1994. The Tentative Parcel Map and Specific Plan Use Permit for Phase 1 was approved by the Planning Commission on January 3, 1995. The Specific Plan Use Permit for the remaining phases was approved November 7, 1995.

The building on Phase 1 including the Quik Mart is completed and the shop building is leased. A design review altering colors was approved December 19, 1995. A Conditional Use Permit for adding outdoor seating and extending hours of operation for Rain Forest Tea & Coffee was approved by the Planning Commission in June of 1996. The second building was completed in 2002.

42. SUNSET CHRISTIAN CENTER

Owner: Buzz Oates Enterprises/
Sunset Christian Center, Inc.
6900 Destiny Drive
Rocklin, CA 95677
Phone: (916) 780-2273

Applicant: Gordon Rodgers & Co., Inc.
4447 Granite Drive, Suite 704
Rocklin, CA 95677
Phone: (916) 632-0589

Zoning: PD-BP (Business Professional)
PD-C (Commercial)

Location: 6900 Destiny Drive.
APN 016-350-088 and 016-350-085 (portion)

File #: SPU-97-31, SPU 97-31A

Area: 14.68 acres

Proposal: An application to approve a Specific Plan Use Permit for the proposed, new Sunset Christian Center. Said permit to establish a master development plan for the proposed church facility, including design, site layout, parking, phasing, etc. The complex is approximately 180,000 square feet and is scheduled to be built over a 15-year period consisting of four phases. It will include an auditorium, administration center, atrium, maintenance facility, classrooms, gymnasium, chapel, and 797 off street parking spaces. Phase II will involve the construction of the gymnasium with locker rooms and 12 classrooms. In addition, Phase II will add restrooms on the second floor of the existing building.

Status: This project was approved by the City Council on March 24, 1998. Phase I is now complete. Phase II was approved by Planning Commission on December 5, 2000. Building Permits were issued on April 23, 2001 to build a 25,974 square-foot church expansion. The church expansion has been completed and is in full operation.

43. FIVE STAR COMMERCIAL CENTER

Owner: Marvin Oates, Tim O'Brien,
and Mark O'Brien
8615 Elder Creek Road
Sacramento, CA 95828
Phone: (916) 381-3600

Applicant: Land Development Services, Inc.
4240 Rocklin Road, Suite 5
Rocklin, CA 95677
Phone: (916) 624-1629

Zoning: PD-C (Commercial)

South of Sunset

Location: 6761 Stanford Ranch Road.
APN 016-350-069

File #: SPU-99-33

Area: 0.77 acres

Proposal: An application to approve a Specific Plan Use Permit to allow construction of a 9,200 square foot multi-tenant commercial building.

Status: Planning Commission, on April 4, 2000, approved the project. The Project is complete.

44. KENTUCKY FRIED CHICKEN

Owner: Marvin L. Oates
8615 Elder Creek Road
Sacramento, CA 95828
Phone: (916) 381-3600

Applicant: Land Development Services
4240 Rocklin Road, Suite 5
Rocklin, CA 95677
Phone: (916) 624-1629

Zoning: PD-C (Commercial)

Location: Five Star Boulevard at South Whitney Boulevard.
APN 016-350-059

File #: SPU-99-05

Area: 0.77 Acres

Proposal: An application to approve a specific plan use permit to allow construction of a 3,096 square foot, one story retail commercial building to a Kentucky Fried Chicken (KFC) restaurant.

Status: The project is built.

45. SUNSET OAKS ADVENTIST CHURCH

Owner: N. California Conference Association
of Seventh-Day Adventist
401 Taylor Boulevard
Pleasant Hill, CA 94523
Phone: (925) 685-4300

Applicant: Sunset Oaks Adventist Church
P. O. Box 1497
Rocklin, CA 95677
Phone: (916) 624-4877

South of Sunset

Engineer: Williams and Paddon
3001 Douglas Boulevard, Suite 330
Roseville, CA 95661

Zoning: C-1 (Neighborhood Commercial)
PD-C (Commercial)

Location: 6 parcels, southeast corner of Sunset Boulevard and Springview Drive.
APN's 016-030-020, 021, 022, 016-230-008, 009, 016-035-001

File #: SPU-99-30, SPU-99-30A

Area: 3.61 acres

Proposal: Request for approval of an application to approve a Specific Plan Use Permit to allow a church. The master plan consists of a phased development beginning with a 12,000 square foot Family Life Center and Multi-purpose building and associated site improvements on this 3.61 ± acre parcel. The second phase is a 2,300 square foot classroom wing addition that may be consolidated into the phase one construction. The third phase and final phase will be a sanctuary with steeple and connecting foyer between the phase one family life center and this third phase construction. The project at build-out will consist of one 27,100 square-foot church/multi-use building including foyer and restrooms. SPU-99-30A is for an illuminated sign.

Status: The Specific Plan Use Permit was approved by the Planning Commission at the June 20, 2000 Public Hearing. The Family Life Center and Multipurpose Building is complete. SPU-99-30A was approved by the Planning Commission on August 19, 2003.

46. FIVE STAR PLAZA BANK

Owner: Buzz Oates Enterprises II
8615 Elder Creek Road, Suite 100
Sacramento, CA 95828
Phone: (916) 624-8172

Applicant: Land Development Services, Inc.
4240 Rocklin Road, Suite 4B
Rocklin, CA 95677

Engineer: Land Development Services, Inc.

Zoning: PD-C (Commercial)

Location: The subject property is generally located at the northwesterly corner of the intersection of Five Star Boulevard and Destiny Drive.
APN's 016-350-066, -067

File #: SPU-99-22, DR-2000-03 (Monument Sign)

Area: 1.38 acres

Proposal: An application to approve a specific plan use permit to allow construction of an 11,600 square foot commercial multi-tenant building with a drive-thru window to house a bank and other potential uses.

Status: The application was received June 1, 1999, and Planning Commission approved it on September 21, 1999. A Lot Line Adjustment (LLA-99-02) has been recorded. The project is now built.

47. CAFÉ DELICIAS

Owner: Nabor Ramirez Phone: (916) 782-4004
332 Margaret Way
Roseville, CA 95678

Applicant: Trigg Construction, Inc. Phone (916)-439-4993
C/o Dave Knotts
4440 Piedra Court
Rocklin, CA 95677

Engineer: Youngdahl Consulting Group, Inc.
1234 Glenhaven Court
El Dorado Hills, CA 95762

Zoning: PD-C (Commercial)

Location: On the southeast corner of Five Star Boulevard and Destiny Drive. 6835 Five Star Boulevard.
APN 016-350-083

File #: U-2001-09, DR-2001-17

Proposal: The applicant is requesting a use permit and design review approval to construct a 2,400 square-foot Mexican Restaurant.

Status: The Planning Department received the application on October 23, 2001. The Planning Commission approved the project on August 20, 2002. The project is completed.

48. DESTINY DRIVE OFFICE COMPLEX

Owner: Tim & Phyllis Obrian, Mark Obrian, Phone: (916) 381-8080
Buzz Oates, Marvin L. Oates Trust
5101 Florin Perkins Road
Sacramento, CA

South of Sunset

Applicant: Land Development Services
C/o W.E. Mitchell
4240 Rocklin Road, Suite 5
Rocklin, CA 95677
Phone: (916) 624-1629

Engineer: Land Development Services
C/o W.E. Mitchell
4240 Rocklin Road, Suite 5
Rocklin, CA 95677
Phone: (916) 624-1629

Zoning: PD-BP (Business Professional)

Location: Northeast side of Destiny Drive.

File #: SPU-99-24, DL-99-07, SPU-99-24A/PRM Insurance Sign Modifications

Proposal: A request for approval of a Tentative Parcel Map to divide two existing parcels into 6 individual parcels. Applicant is also requesting design review approval to construct six professional offices that would be distributed evenly across the six parcels.

Status: The Planning Commission approved the project on September 21, 1999. The buildings have all been built.

49. HOPPER DENTAL OFFICE EXPANSION

Owner: Dan L. Hopper, DDS
3420 Sunset Boulevard
Rocklin, CA 95677
Phone: (916) 624-3120

Applicant: Herbert W. Angel, AIA
3294 Royal Drive, CA 95682
Cameron Park, CA 95678
Phone: (530) 677-4492

Engineer: Earthtec. Ltd.
1830 Vernon Street, Suite 7
Roseville, CA 95678
Phone: (916) 782-5262

Zoning: C-1 (Neighborhood Commercial)

Location: 3420 Sunset Boulevard.
APN 016-230-006 & 014

File #: DR-2002-11

Area: 0.86 acres

Proposal: Approval of a Design Review application to allow for the construction of a 1,139 square-foot dental office building expansion, and the construction of a new 3,718 square-foot professional office space.

Status: The application was received on May 2, 2002 and was approved by the Planning Commission on September 3, 2002.

50. ATLANTIS RESIDENTIAL DEVELOPMENT

Owner: Avant Garde Development, LLC
284 Muse Drive
El Dorado Hills, CA 95762
Phone: (916) 939-9299

Applicant: Omni-Means, Ltd.
Scott Robertson
2237 Douglas Blvd., Suite 100
Roseville, CA 95661
Phone: (916) 782-8688

Zoning: PDR

Location: North side of Chalmette Court (near Sunset & Whitney).
APN's 016-210-012 & 016-240-045

File#: DR-2002-32, SD-2002-06, PDG-2002-04

Area: 3.8 acres

Proposal: Request for approval of a 53-unit condominium town home project located on 3.8 acres.

Status: The project was approved by the City Council on June 10, 2003. The project is under construction.

51. ROCKLIN 94

Owner: Sixells, LLC (David J. Lonich)
923 Dana Drive, Ste. 14
Redding, CA 96003
Phone: (530) 226-0100

Applicant: Sixells, LLC (James Franklin)
4227 Sunrise Blvd., Ste. 220
Fair Oaks, CA 95626
Phone: (916) 962-7553

Zoning: PD-20

Location: Approx. 150' south of Springview Road, northwest of where the Highway 65 Overpass intersects with Southern Pacific Railroad.

File #'s: DR-2003-4, TRE-2003-22, PDG-2003-01, SD-2003-03 & U-2003-04

Area: 4.7 acres

Proposal: Approval of General Development Plan, Design Review, Use Permit, Oak Tree Preservation Plan Permit and Tentative Subdivision Map for a 94-unit residential Townhouse and condominium development on 4.7 acres.

Status: The Planning Commission approved the project on September 16, 2003. The City Council approved the project on October 28, 2003. The project is under construction.

52. STARZ MARKET CAFÉ

Owner: Jeff Fineman Phone: (916) 315-0555
6818 Five Star Blvd.
Rocklin, CA 95677

Applicant: Gordon Rogers & Co. Phone: (916) 632-3310
Kevin Hallock
4447 Granite Drive, Suite 704
Rocklin, CA 95677

Zoning: PD-C

Location: APN 016-350-064.

File #: DR-2003-18

Area: 0.476 acres

Proposal: Approval of design review to construct an approximate 4,000 sq. ft. market café/office building.

Status: The Planning Commission approved the project on April 6, 2004.

53. TRITON TOWERS

Owner: Royash Investments, LLC Phone: (916) 425-1999
Hassan Minooeifar Fax: (916) 783-5469
4120 Douglas Blvd. #306-139
Granite Bay, CA 95746

Applicant: same as above

Zoning: C-1

Location: Sunset Blvd.
APN: 016-230-001, 002 & 003

South of Sunset

File #: SD-2004-06, DR-2004-28, PDG-2004-02, GPA-2004-02, Z-2004-03

Area: 1.256 +/- acres

Proposal: Request for approval of a Design Review to construct a 9,900 sq. ft. office building and a tentative subdivision map to create lots for 12 townhomes totaling 22,664 sq. ft. The request for approvals of a General Development Plan, a General Plan Amendment and a Rezone to create a new live/work zone.

Status: The project is still pending.